



# KITTITAS VALLEY FIRE & RESCUE

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400 E Mt View Ave • Ellensburg WA 98926 • (509) 933-7241 • Fax (509) 933-7245 • [prevention@kvfr.org](mailto:prevention@kvfr.org)

## KVFR Prevention SEPA Comments

Project: Nunnally Project  
Permit#: SE-21-00006  
Date: 06/06/2022

I have reviewed the SEPA and associated documents for the listed project and/or construction for Kittitas County Fire District 2 (KVFR). The Fire District has no code enforcement authority, so my input is from a fire department response and operational basis.

### Comments:

- Fire apparatus access roads exceeding 150' shall be provided with a temporary or permanent turnaround meeting the requirement 2018 IFC Appendix D.
- Fire apparatus access roads shall not exceed 10% in grade. This is especially critical in our valley's climate.
- The IFC Appendix D requires the road be a minimum of 20' wide and capable of supporting an imposed load of at least 75,000 lbs.
- Our standard turning radius is a minimum of 23' inside and 45' outside.
- Water supply meeting Kittitas County requirements.

Thank you,

Joe Delvo  
Fire Prevention Captain  
Fire Investigator, IAAI-FIT  
Kittitas Valley Fire & Rescue  
400 East Mountain View Ave.  
Ellensburg, WA  
Phone: 509-933-7241  
Cell: 509-856-4455

Fax: 509-933-7245  
[prevention@kvfr.org](mailto:prevention@kvfr.org)



STATE OF WASHINGTON  
**DEPARTMENT OF ECOLOGY**

Central Region Office

1250 West Alder St., Union Gap, WA 98903-0009 • 509-575-2490

June 8, 2022

Kelly Bacon  
Kittitas County Community Development  
411 N. Ruby St., Suite 2  
Ellensburg, WA 98926

Re: SEPA Register 202202640, SE-21-00006

Dear Kelly Bacon:

Thank you for the opportunity to comment on the Mitigated Determination of Non Significance for the Manastash Estates private access roads, proposed by Nunnally Holdings, LLC We have reviewed the environmental checklist and have the following comments.

**WATER RESOURCES**

Groundwater Exempt Uses

In Washington State, prospective water users must obtain authorization from the Department of Ecology before diverting surface water or withdrawing ground water, with one exception. Ground water withdrawals of up to 5,000 gallons per day used for single or group domestic supply, up to 5,000 gallons per day used for industrial purposes, stock watering, and for the irrigation of up to one-half acre of non-commercial lawn and garden are exempt from the permitting process. Water use under the RCW 90.44.050 exemption establishes a water right that is subject to the same privileges, restrictions, laws and regulations as a water right permit or certificate obtained directly from Ecology.

If you have any questions or would like to respond to these Water Resources comments, please contact **Christopher Kossik** at (509) 379-1826 or email at [christopher.kossik@ecy.wa.gov](mailto:christopher.kossik@ecy.wa.gov) .

Sincerely,

*Tricia Sawyer*

Tricia Sawyer on behalf of Gwen Clear  
Environmental Review Coordinator  
Central Regional Office  
(509) 575-2012  
[crosepa@ecy.wa.gov](mailto:crosepa@ecy.wa.gov)

**From:** [Mau, Russell E \(DOH\)](#)  
**To:** [Kelly Bacon \(CD\)](#)  
**Cc:** [Smits, Brenda M \(DOH\)](#); [Holly Erdman](#); [Cochran, Ryan D \(DOH\)](#); [DOH EPH DW ERO ADMIN](#)  
**Subject:** RE: Notice of SEPA Action - SE-22-00006 Nunnally  
**Date:** Tuesday, June 7, 2022 7:49:04 AM

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Kelly:

The Department of Health (DOH) Office of Drinking Water (ODW) has the following comments:

- For drinking water service, this proposed development is considered a “project”. As a project, all water use needs to be evaluated as a total, even if served by 13 private wells. The applicant needs to contact the State of Washington Department of Ecology, who administers the quantities of groundwater that can be extracted, to confirm their use of groundwater.
- If the applicant intends to serve the 13 homes via a single exempt well quantity of water (a maximum total of 5000 gallons on any given day), the applicant also needs to contact Kittitas County regarding mitigating this quantity of groundwater extraction.
- If the applicant intends to serve drinking water to the 13 homes as an interconnected public water system, this number of homes, based on standard population, would constitute a Group A public water system administered by DOH ODW.

If anyone has any questions or concerns, please contact DOH ODW, thanks,

**Russell E. Mau, PhD, PE**

Regional Engineer

Office of Drinking Water

Washington State Department of Health

16201 East Indiana Avenue, Suite 1500, Spokane Valley, WA 99216

[Russell.Mau@doh.wa.gov](mailto:Russell.Mau@doh.wa.gov)

509-329-2116 | [www.doh.wa.gov](http://www.doh.wa.gov)

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**From:** Kelly Bacon (CD) <kelly.bacon.cd@co.kittitas.wa.us>

**Sent:** Thursday, May 26, 2022 11:21 AM

**To:** Jeremy Larson <jeremy.larson@co.kittitas.wa.us>; Steph Mifflin

<stephanie.mifflin@co.kittitas.wa.us>; Hanson, Sydney (DAH) <Sydney.Hanson@dahp.wa.gov>; ECY

RE CRO SEPA Coordinator <crosepa@ecy.wa.gov>; Mau, Russell E (DOH)

<Russell.Mau@DOH.WA.GOV>; 'Dyrdra Messenger' <dydradear@gmail.com>; 'Julee Trudeau'

<julee.trudeau3@gmail.com>; Candie Leader <candie.leader@co.kittitas.wa.us>;

'sara@krdistrict.org' <sara@krdistrict.org>; Rich Elliott <elliott@kvfr.org>; 'Lisa Collier' <ldcollier06@yahoo.com>; Nelson, Jennifer L (DFW) <Jennifer.Nelson@dfw.wa.gov>  
**Cc:** Jeremy Johnston <jeremy.johnston@co.kittitas.wa.us>; Jeremiah Cromie <jeremiah.cromie@co.kittitas.wa.us>; Rachael Stevie (CD) <rachael.stevie.cd@co.kittitas.wa.us>; 'vicj@lynden.com' <vicj@lynden.com>; 'Travest Story' <trav.story@simplicivil.com>  
**Subject:** Notice of SEPA Action - SE-22-00006 Nunnally

## External Email

Good morning,

Please find the below correspondence in regarding the Nunnally SEPA application (SE-21-00006) attached:

- Notice of SEPA Action
- SEPA MDNS Signed
- Nunnally Holdings SEPA Checklist

This MDNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14 days. Any person, affected tribe, or agency may submit comments to the lead agency within 14 days of the date of issuance of the MDNS, to the Kittitas County Community Development Services office at 411 North Ruby Street, Suite 2, Ellensburg, WA 98926. The comment period ends Friday June 10, 2022 at 5pm.

Please contact me directly with any questions.

Thank you,

**Kelly Bacon**

**Planner I**

**Kittitas County Community Development Services**

411 N. Ruby Street, Ste 2

Ellensburg, WA 98926

Office: (509) 962-7539

[Kelly.bacon.cd@co.kittitas.wa.us](mailto:Kelly.bacon.cd@co.kittitas.wa.us)

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6/13/2022

RE: SE-21-00006 (aka SE-22-00006)

Kelly Bacon, Planner 1  
Kittitas County Community Development Services  
Kelly.bacon.cd@co.kittitas.wa.us

Dear Kelly Bacon,

My husband and I strongly oppose to Nunnally Development using road access from Strande Road.

We live at 60 Crossroads and observe a high volume of semi-trucks to Ellensburg Solar, Hay trucks, Day Care activity and vehicles using Strande as a short cut down Brown to Barnes to Strande Road. Additionally, there is added danger at a blind corner that experiences accidents during winter, and semi-trucks sliding into the irrigation ditch.

This Road is not intended for additional traffic. It is consistently 19 feet across, not allowing two cars to pass side-by-side without one stopping, and semi-trucks can't meet cars head on. Pedestrians and bikers consistently are in dire danger due to current types and frequency of large vehicles.

By using an alternate arterial road such as Hansen Road as currently designated by Kittitas County Public Works Department, instead of Strande Road, danger would be avoided for current residents and business, along with pedestrians and bikers. This is a safety issue. Originally, Strande Road was used for only small agriculture needs. Hay barn, daycare, large solar plant, large truck storage buildings and increased auto traffic endangers our lives, all being completed from 100 years to 5 years ago.

The original Nunnally proposal clearly shows Hanson Road take-off to new subdivision, now intended as AG 20 (without my crystal ball, thus to make additional monies, Company will probably rezone to AG 3. Just extra thoughts).

Also, Kittitas County Public Works, road division, has no knowledge of this project. Josh Fredricks, road department, has no notice of any proposal for Strande Road expansion. Without more information than a phone call, he is alerted to inability to increase Strande Road width (due to irrigation ditches on each side).

6/13/2022

RE: SE-21-00006 (aka SE-22-00006)

Kelly Bacon, Planner 1  
Kittitas County Community Development Services  
Kelly.bacon.cd@co.kittitas.wa.us

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Sheril and Don  
60 Crossroads Drive  
Ellensburg, Washington 98926